



# Paradise Town Advisory Board

## NOTICE OF PUBLIC MEETING

### AGENDA

**Date:** Tuesday April 14, 2015

**Time:** 7:00 P. M.

**Location:** Paradise Community Center, 4775 McLeod Drive, Las Vegas, NV 89121

Paradise Community Center is accessible to individuals with disabilities. With forty - eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

#### **POSTING LOCATIONS:**

Paradise Community Center; 4775 S. McLeod  
Clark County Library – 1401 E. Flamingo Road  
Sunset Park - 2601 E. Sunset Road  
Fire Station 38 - 1755 Silver Hawk Ave  
Maureen Helm - Secretary – (702) 606-0747

#### **BOARD MEMBERS:**

John S. Williams - Chair  
Robert Orgill- Vice Chair  
Susan Philipp  
Bart Donovan  
Roger Smith

Internet Address: [WWW.CLARKCOUNTYNV.GOV](http://WWW.CLARKCOUNTYNV.GOV)

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Procedures & Conduct
  - a. Conformance with the Open Meeting Law
  - b. Conduct: Please turn off or mute all cell phones & other electronic devices. Please take all private conversations outside the room
  - c. Meeting Guidelines
  - d. County Staff Introductions, Announcements & Presentations:
- V. Regular Business
  - a. Approval of Agenda for April 14, 2015 - including any deletions or corrections
  - b. Approval of Minutes of March 31, 2015.

VI. Public Comment - This is a period devoted to comments by the general public about items on this agenda. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, clearly state your name and address and please spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.

VII. PLANNING & ZONING Action to be taken on the following applications:

**BOARD OF COUNTY COMMISSIONERS**  
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DON BURNETTE, County Manager

1. **UC-0538-14 – SWENSON DE, LLC: ( 4055 Swenson St.)**  
**USE PERMIT** for a communication tower and associated equipment.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking.  
**DESIGN REVIEW** for a communication tower and associated equipment in conjunction with a proposed lodging/short term development on 6.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) (AE-65) Zone in the MUD-2 Overlay District. Generally located on the west side of Swenson Street, 120 feet north of Flamingo Road within Paradise. CG/mk/ml (For possible action)
2. **UC-0234-14 (WC-0009-15) – SIDDIQ ASIF M, ET AL: ( 1405 E. Sunset Rd. )**  
**WAIVER OF CONDITIONS** of a use permit requiring the following: **1)** first floor uses limited to hours of operation from 7:00 a.m. to 5:00 p.m.; and **2)** second floor uses limited to hours of operation from 5:00 p.m. to 2:00 a.m. in conjunction with a commercial development on 0.9 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Sunset Road and the east side of Escondido Street within Paradise. MBS/jvm/ml (For possible action) **PC 4/7/15**
3. **UC-0171-15 – LAURIE NADY FAMILY TRUST: ( 3418 Pama Lane )**  
**USE PERMITS** for the following: **1)** allow accessory agricultural buildings prior to a principal use; **2)** allow an agriculture-livestock, large (horses) use prior to a residential principal use; **3)** allow accessory agricultural buildings to have a non-decorative metal roof; **4)** allow the surface of the floor area of accessory agricultural buildings used for housing animals to be non-permeable; and **5)** reduce the height of a perimeter wall/fence for an agriculture-livestock, large (horses) use.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for accessory agricultural buildings on 2.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Pama Lane, 350 feet east of Pecos Road within Paradise. MBS/gc/ml (For possible action) **PC 5/5/15**
4. **UC-0180-15 – 4520 ARVILLE: ( 4520 Arville St. )**  
**USE PERMIT** for the auction of sporting goods – firearms in conjunction with an existing office/warehouse on 4.7 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the east side of Arville Street, 300 feet south of Harmon Avenue within Paradise. SS/mk/ml (For possible action) **PC 5/5/15**
5. **UC-0181-15 – SIEGEL PLAZA, LLC: ( 700 E. Naples Dr. )**  
**USE PERMIT** to reduce the separation for an outside dining/drinking area (patio) from a residential use.  
**DESIGN REVIEW** for an outside dining area (patio) in conjunction with an existing on-premises consumption of alcohol establishment (supper club) within an existing retail center on a portion of 0.9 acres in a C-2 (General Commercial) (AE-65 & AE-70) Zone. Generally located on the east side of Swenson Street and the north side of Naples Drive within Paradise. MBS/pb/ml (For possible action) **PC 5/5/15**
6. **WS-0153-15 – RICHARD & KANDI POWELL JOINT REVOCABLE TRUST: ( 2632 E. Harman Ave. )**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased wall height; **2)** allow alternative screening (decorative block wall) in the front yard; and **3)** reduced setback from a right-of-way in conjunction with an existing single family residence on 1.0 acre in an R-1 (Single Family Residential) Zone. Generally located on the northwest corner of Harmon Avenue and Topaz Street within Paradise. CG/gc/ml (For possible action) **PC 5/5/15**

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7. **WS-0167-15 – CHANEY, LONIE & JOYCE: ( 4563 Coachman Cir.)**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setback; and **2)** reduced roof pitch in conjunction with a single family residence on 0.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Coachman Circle, 360 feet south of Harmon Avenue within Paradise. CG/mk/ml (For possible action) **PC 5/5/15**
8. **UC-0025-13 (ET-0018-15) – MGM RESORTS FESTIVAL GROUNDS, LLC: ( 3901 S. Las Vegas Blvd. )**  
**USE PERMITS FIRST EXTENSION OF TIME** to review the following: **1)** fairground; **2)** live entertainment; and **3)** recreational facility with accessory food, beverage, retail sales, and on-premises consumption of alcohol.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced separation from live entertainment to a residential use; **2)** alternative landscaping and screening; **3)** reduced setback; **4)** reduce the special setback from Las Vegas Boulevard South; **5)** reduced on-site parking; **6)** allow landscaping and structures within the future right-of-way for Las Vegas Boulevard South; and **7)** allow non-standard improvements (landscaping and structures) within rights-of-way.  
**DESIGN REVIEW** for a fairground and recreational facility on 15.3 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South between Reno Avenue and Mandalay Bay Road within Paradise. MBS/co/ml (For possible action) **BCC 5/6/15**
9. **UC-0177-15 – VICTORIA PARTNERS: ( 3770 S. Las Vegas Blvd. )**  
**USE PERMIT** for deviations as shown per plans on file.  
**DEVIATIONS** for the following: **1)** reduce the separation between a monument sign and a freestanding sign; and **2)** all other deviations as shown per plans on file.  
**DESIGN REVIEWS** for the following: **1)** modifications and realignment of the sidewalk/pedestrian access easement along Las Vegas Boulevard South; **2)** modifications to an existing plaza area; and **3)** an amended comprehensive sign plan adding monument signs in conjunction with the Monte Carlo Resort Hotel on 18.9 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the west side of Las Vegas Boulevard South, 1,200 feet north of Tropicana Avenue within Paradise. MBS/al/ml (For possible action) **BCC 5/6/15**
10. **WS-0170-15 – ST. TROPEZ RESORT, LLC: ( 455 E. Harmon Ave. )**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow a temporary increase in noise levels as permitted by Section 30.68.020 for a banquet facility in conjunction with existing hotel (Rumor) on 4.1 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the south side of Harmon Avenue, 330 feet west of Paradise Road within Paradise. MBS/al/ml (For possible action) **PC 5/5/15**
11. **TM-0052-15 - MGM GRAND HOTEL, LLC: ( 3799 S. Las Vegas Blvd. )**  
**TENTATIVE MAP** for a commercial subdivision on 101.9 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone in the MUD-1 Overlay District. Generally located on the north side of Tropicana Avenue and the west side of Koval Lane within Paradise. MBS/al/ml (For possible action) **BCC 5/6/15**

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12. **ZC-0168-15 – MGM GRAND HOTEL, LLC: ( 3799 S. Las Vegas Blvd. )**  
**ZONE CHANGE** to reclassify a 1.1 acre portion of 78.6 acres from R-T (Manufactured Home Residential) (AE-60 & AE-65) Zone to H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone in the MUD-1 Overlay District to correct zoning for parcels in conjunction with the MGM Grand Resort Hotel. Generally located on the north side of Tropicana Avenue and the west side of Koval Lane within Paradise (description on file). MBS/al/ml (For possible action) **BCC 5/6/15**
13. **UC-0161-15 – VADAGIGS, LLC, ET AL: ( 2170 E. Maule Ave. )**  
**USE PERMIT** for a school.  
**WAIVERS OF CONDITIONS** of a zone change (ZC-1211-99) requiring the following: **1)** all buildings be residential in character (stucco and tile roof) and with similar architectural styles; and **2)** rooflines and colors to match existing buildings.  
**DESIGN REVIEW** for a school on 3.1 acres in a C-P (Office & Professional) (AE-60) Zone and an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the north side of Maule Avenue, 1,000 feet west of Eastern Avenue within Paradise. MBS/pb/ml (For possible action) **BCC 5/6/15**
14. **UC-0185-15 – DESERT PASSAGE MEZZ, LLC, ET AL: ( 3663 S. Las Vegas Blvd. )**  
**USE PERMIT** for deviations to development standards per plans on file.  
**DEVIATIONS** to allow following: **1)** exterior accent colors with vivid hues; **2)** alternative landscaping; and **3)** reduce the setback for gates.  
**DESIGN REVIEWS** for the following: **1)** demolish entrance façade; **2)** exterior remodel/modifications of the entrance façade; **3)** outside dining/drinking patio with an enclosure; and **4)** site redesign/modification of the site frontage (sidewalk, pedestrian easement, rolling gate and driveway) of an existing shopping center (Miracle Mile Shops) in conjunction with an existing resort hotel (Planet Hollywood) on 37.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located 280 feet east of Las Vegas Boulevard South and the north side of Harmon Avenue within Paradise. MBS/mk/ml (For possible action) **BCC 5/6/15**
15. **VS-0186-15 – DESERT PASSAGE JV, LLC: ( 3663 S. Las Vegas Blvd. )**  
**VACATE AND ABANDON** easements of interest to Clark County located between Las Vegas Boulevard South and Audrie Street and between Harmon Avenue and Flamingo Road within Paradise (description on file). MBS/mk/ml (For possible action) **BCC 5/6/15**
16. **WS-0157-15 – JET V, LLC: ( 6329 Pine St. )**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking.  
**DESIGN REVIEW** for a second floor addition to an approved medical marijuana establishment (cultivation & production) within an existing office/warehouse building on 0.5 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the west side of Pine Street, 150 feet south of Post Road within Paradise. MBS/gc/ml (For possible action) **BCC 5/6/15**
17. **WS-0193-15 – 3400 WESTERN AVENUE, LLC: ( 3400 Western Ave. )**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; and **2)** increased wall height.  
**DESIGN REVIEW** for a central plant building and associated mechanical equipment for an approved medical marijuana establishment (cultivation and production) within an existing office/warehouse building on 5.4 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Highland Drive and Western Avenue within Paradise. CG/gc/ml (For possible action) **BCC 5/6/15**

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18. **ZC-0149-15 – MOR TRUCKS PROFIT SHARING PLAN: ( Post Rd. & Windy St. )**  
**ZONE CHANGE** to reclassify 0.3 acres from H-1 (Limited Resort and Apartment) (AE-70) Zone to M-1 (Light Manufacturing) (AE-70) Zone.  
**DESIGN REVIEW** for an office/warehouse. Generally located on the south side of Post Road, 130 feet east of Windy Road within Paradise (description on file). SS/jt/ml (For possible action) **BCC 5/6/15**
19. **ZC-0187-15 – WELLS FARGO BANK NATIONAL ASSN: ( 4259 S. Maryland Parkway )**  
**ZONE CHANGE** to reclassify 16.1 acres from R-4 (Multiple Family Residential – High Density) (AE-60 & AE-65) Zone (under resolution of intent to U-V (Urban Village – Mixed Use) Zone) to P-F (Public Facility) (AE-60 & AE-65) Zone in the MUD-2 Overlay District.  
**DESIGN REVIEW** for a multiple family (student housing) development in conjunction with the University of Nevada, Las Vegas. Generally located on the west side of Maryland Parkway and the north side of Cottage Grove Avenue within Paradise (description on file). CG/dg/ml (For possible action) **BCC 5/6/15**
20. **ZC-0188-15 – COUNTY OF CLARK (LV CONV AUTH): ( 454 Sirra Vista Dr. )**  
**ZONE CHANGE** to reclassify 14.4 acres from R-5 (Apartment Residential) Zone, H-1 (Limited Resort and Apartment) Zone, and P-F (Public Facility) Zone to P-F (Public Facility) Zone for a parking lot expansion for an existing convention facility (Las Vegas Convention Center).  
**USE PERMIT** for convention facilities.  
**DESIGN REVIEW** for a parking lot and outside storage area expansion for an existing convention facility (Las Vegas Convention Center) in the MUD-1 and MUD-2 Overlay Districts. Generally located on the north side of Sierra Vista Drive, 390 feet east of Paradise Road, and 270 feet west of Swenson Street within Paradise (description on file). CG/jt/ml (For possible action) **BCC 5/6/15**
- VIII. Correspondence:
- IX. General Business: Items for discussion:
- X. Public Input – Community Concerns (Issues or concerns within the community) Comments by the General Public & Discussion: No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda. Comments will be limited to 3 minutes.
- XI. NEXT MEETING: **April 28, 2015**
- XII. ADJOURNMENT:

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